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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: NICHOLE MCCARTY, PLANNER II
480-503-6747, NICHOLE.MCCARTY@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: OCTOBER 1, 2014

SUBJECT: S14-09 ENCLAVE AT NORTH SHORE: REQUEST TO APPROVE THE PRELIMINARY PLAT FOR 76 SINGLE FAMILY HOME LOTS (LOTS 1-76) ON APPROXIMATELY 18.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF MCQUEEN AND ELLIOT ROADS, IN THE SINGLE FAMILY DETACHED RESIDENTIAL (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE:	Community Livability
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To allow the development of a 76 lot residential subdivision compatible with the current surrounding uses.

RECOMMENDED MOTION

Approval of the Preliminary Plat for Enclave at North Shore, approximately 18.6 acres consisting of 76 single family lots, generally located at the northeast corner of McQueen and Elliot Roads zoned Single Family – D (SF-D) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: Withey Morris PLC
Name: Adam Baugh
Address: 2525 E. Arizona Biltmore, A-212
Phoenix, AZ 85016
Phone: 602-230-0600
Email: adam@witheymorris.com

Company: Elliot & McQueen LLC
Name: Wendell Beck
Address: 480-229-7177
Mesa, AZ 85213
Phone: 480-229-7177
Email: N/A

BACKGROUND/DISCUSSION

History

Date

Action

August 6, 2014

The Planning Commission recommended approval of GP14-07 and Z14-14 to the Town Council.

August 18, 2014

The Town Council adopted Resolution No. 3261 (GP14-07) and Ordinance No. 2499 (Z14-14) amending the land use classification and rezoning approximately 18.6 acres from a combination of Community Commercial (CC) and Neighborhood Office (NO) to Residential > 3.5-5 DU/Acre; and rezoned the subject site from Community Commercial (CC) and Neighborhood Office (NO) to Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay.

Overview

The applicant received Town Council approval in August amending the General Plan designation to Residential > 3.5-5 DU/Acre and rezoning the property to Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay. Subsequent to these approvals, the applicant is applying for Preliminary Plat and Open Space Plan approval for a 76 lot residential subdivision containing a minimum lot size of 50' x 100' (5,000 sq. ft.).

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 3.5-5 DU/Acre	SF-D PAD	Villages at North Shore subdivision
South	Community Commercial (CC)	Community Commercial (CC)	Existing McDonalds, retail and office, in addition to vacant/ undeveloped commercial/ office development
East	Residential > 3.5-5 DU/Acre	SF-D PAD	Villages at North Shore subdivision
West	Community Commercial (CC)	Community Commercial (CC)	McQueen Road then Undeveloped Commercial

Site Development Standards:

Zoning District:	SF-D PAD
Number of Lots/ Density	76 lots (Density – 4.09 DU/ Acre)
Minimum Lot Area (sq. ft.)	5,000 sq. ft.
Minimum Lot Dimensions (ft.)	50' x 100'
Maximum Height (ft.)/Stories	30'/ 2-stories
Setbacks: Front Yard Side Yard Rear Yard	 10' 5'/5' 10'
Lot Coverage	60% single story 50% two/ three-story

Preliminary Plat

The recent General Plan amendment and rezoning allows for 76 single family lots, ranging in size from 5,000 square feet to 13,316 square feet.

The 18.6 acre parcel is a unique shape that wraps an existing, partially developed commercial center and has an entrance off of two major arterials – McQueen Road and Elliot Road. Both entrances will be gated with enough stacking distance to accommodate vehicles without them backing out into the roadways. The primary access to the subject site is from Elliot Road on Islands Drive, which already exists to the south.

The project site also provides for access to the future (partially developed) Tierra Office Park to the south and west of the subject site. The future office developer will need to construct this cross access, which was part of the original plat for the overall site in order to provide desirable access to the traffic signal at Islands Drive

The primary retention basin for the site is along McQueen Road, in addition to a few smaller centralized basins.

Open Space Plan

The open space amount totals 16.9% and is predominantly located along the McQueen Road frontage, but also wraps around the existing office park and is placed near the entrance off of Elliot Road. There will be an amenity area with at “tot lot” located in a centralized open space area. The solid 6'-0" CMU walls will be stucco painted a light tan with cobblestone feature columns. The lots along the northern boundaries abut existing residential development with existing 6' high masonry block walls to the rear of the lots. Each entry will have a monument sign, theme wall and gate, with stucco, cobblestone and rustic wood elements.

The Open Space Plan is less than 20 acres and will be approved administratively by staff after the preliminary plat is approved.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

No public comment has been received regarding the preliminary plat and open space plan.

SCHOOL DISTRICT COMMENTS

Staff has received no comment from the Gilbert School District.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file.

FINDINGS

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S14-09: Enclave at North Shore Preliminary Plat:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

STAFF RECOMMENDATION

Move to approve the findings and S14-09, Enclave at North Shore, approximately 18.6 acres consisting of 76 single family lots, generally located at the northeast corner of McQueen and Elliot Roads zoned Single Family – D (SF-D) with a Planned Area Development (PAD) overlay, subject to the following conditions:

1. The Final Plat for S14-09, Enclave at North Shore shall be in substantial conformance with Attachment 3 Preliminary Plat approved by the Planning Commission at the October 1, 2014 public hearing.

Respectfully submitted,



Nichole McCarty
Planner II

Attachments:

Attachment 1: Notice of Public Hearing

Attachment 2: Aerial Photo

Attachment 3: Preliminary Plat

Attachment 4: Open Space Plan (For reference only)

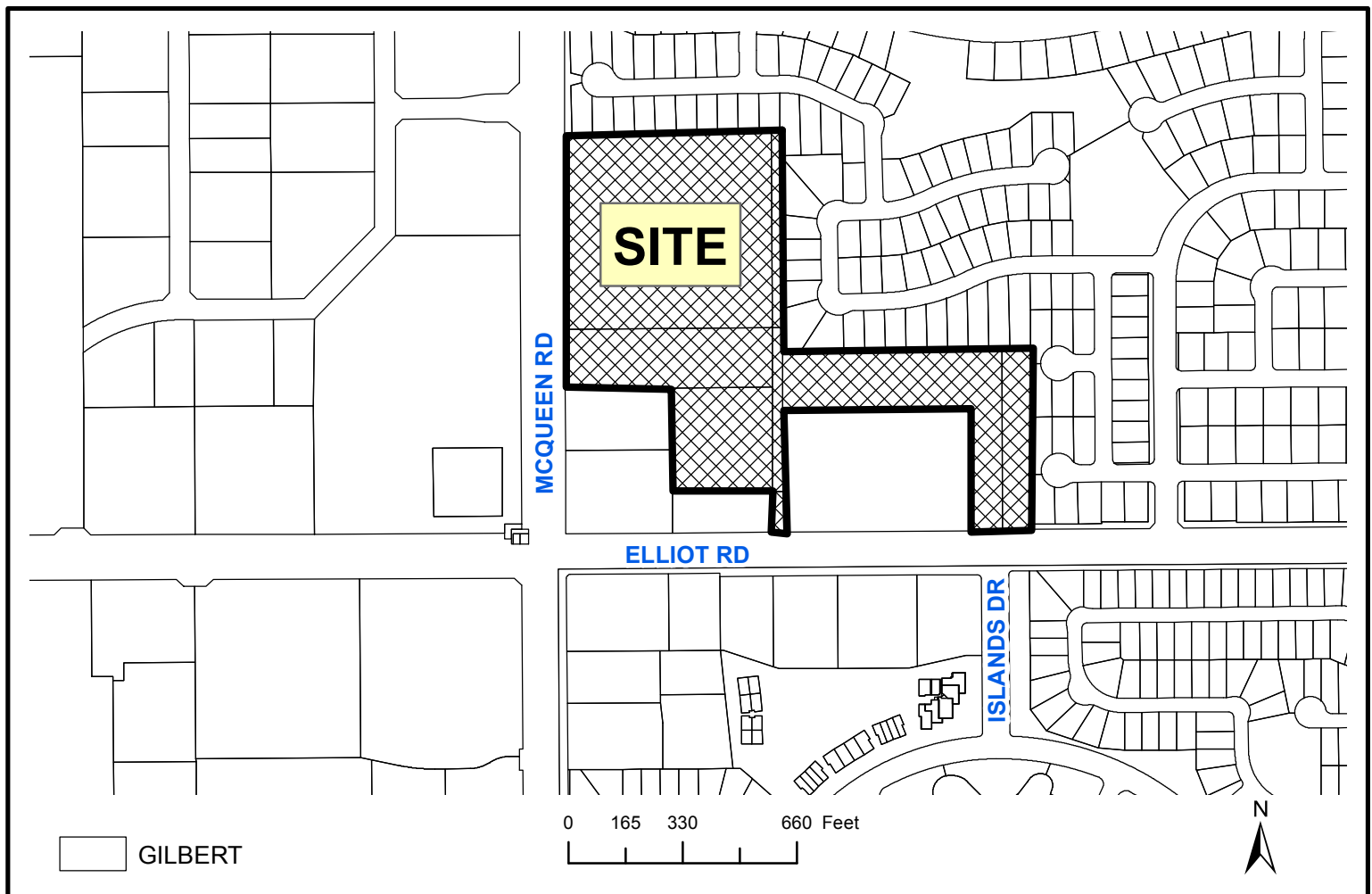
October 1, 2014

Notice of Public Hearing

PLANNING COMMISSION DATE:**Wednesday, September 3, 2014* TIME: 6:00 PM****LOCATION: Gilbert Municipal Center, Council Chambers****50 E. Civic Center Drive***** Call Planning Department to verify date and time: (480) 503-6700****REQUESTED ACTION:**

S14-09: Request to approve a Preliminary Plat and Open Space Plan for Enclave at North Shore for 76 home lots (Lots 1-76) on approximately 18.6 acres of real property generally located at the northeast corner of McQueen Road and Elliot Road, in the Single Family Detached Residential (SF-D) zoning district, with a Planned Area Development (PAD) Overlay.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

SITE LOCATION:

APPLICANT: Clouse Engineering Inc
CONTACT: Jeff Giles
ADDRESS: 1642 E. Oranewood Avenue
Phoenix, AZ 85020

TELEPHONE: (602) 395-9300
E-MAIL: jgiles@clouseaz.com



S14-09
Attachment 2: Aerial Photo
October 1, 2014

PRELIMINARY PLAT
FOR
ENCLAVE AT NORTH SHORE

S14-09
Attachment 3: Preliminary Plat
October 1, 2014

Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
1642 E. Orangewood Ave. Phoenix, Arizona 85020
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY PLAT
ENCLAVE AT NORTH SHORE

ARIZONA

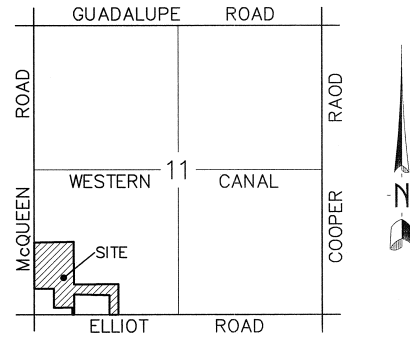
GILBERT

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA,

TRACT AREAS		USE
TRACT "A"	3.9859 Ac	PRIVATE DRIVE, P.U.E.
TRACT "B"	0.2308 Ac	LANDSCAPE, OPEN SPACE, RETENTION, P.U.E.
TRACT "C"	1.5990 Ac	LANDSCAPE, OPEN SPACE, RETENTION, P.U.E.
TRACT "D"	0.0413 Ac	LANDSCAPE, OPEN SPACE, P.U.E.
TRACT "E"	0.0413 Ac	LANDSCAPE, OPEN SPACE, P.U.E.
TRACT "F"	0.0413 Ac	LANDSCAPE, OPEN SPACE, P.U.E.
TRACT "G"	0.0229 Ac	LANDSCAPE, OPEN SPACE, P.U.E.
TRACT "H"	0.3875 Ac	LANDSCAPE, OPEN SPACE, RETENTION, P.U.E.
TRACT "I"	0.3855 Ac	LANDSCAPE, OPEN SPACE, P.U.E.
TRACT "J"	0.4682 Ac	LANDSCAPE, OPEN SPACE, RETENTION, P.U.E.
TOTAL	7.2037 Ac	

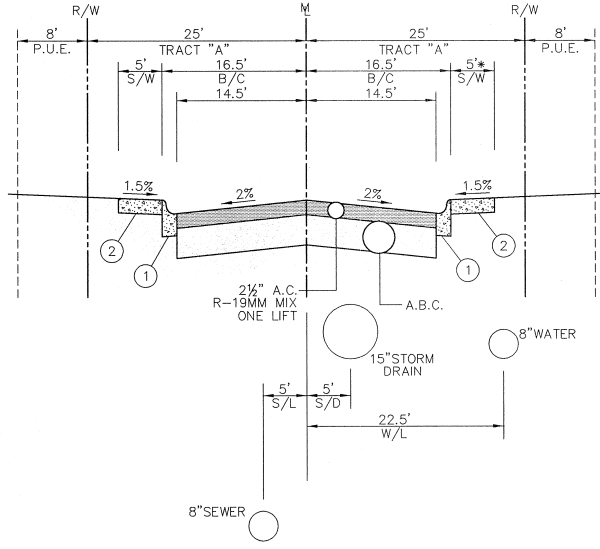
LOT AREAS			
LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ. FT.)
1	5,500 S.F.	39	6,219 S.F.
2	5,500 S.F.	40	5,835 S.F.
3	5,500 S.F.	41	5,122 S.F.
4	5,500 S.F.	42	5,615 S.F.
5	5,500 S.F.	43	7,071 S.F.
6	5,500 S.F.	44	7,642 S.F.
7	5,486 S.F.	45	7,973 S.F.
8	8,108 S.F.	46	5,250 S.F.
9	13,316 S.F.	47	5,319 S.F.
10	6,971 S.F.	48	5,058 S.F.
11	5,493 S.F.	49	5,000 S.F.
12	5,496 S.F.	50	5,000 S.F.
13	5,496 S.F.	51	5,000 S.F.
14	5,496 S.F.	52	5,000 S.F.
15	5,496 S.F.	53	5,370 S.F.
16	5,496 S.F.	54	5,000 S.F.
17	5,496 S.F.	55	5,000 S.F.
18	5,496 S.F.	56	5,000 S.F.
19	5,496 S.F.	57	5,000 S.F.
20	5,496 S.F.	58	5,000 S.F.
21	5,505 S.F.	59	5,000 S.F.
22	5,908 S.F.	60	5,000 S.F.
23	5,344 S.F.	61	5,000 S.F.
24	5,390 S.F.	62	5,000 S.F.
25	5,436 S.F.	63	5,199 S.F.
26	5,482 S.F.	64	5,000 S.F.
27	5,527 S.F.	65	5,000 S.F.
28	5,566 S.F.	66	5,000 S.F.
29	5,560 S.F.	67	5,000 S.F.
30	5,545 S.F.	68	5,000 S.F.
31	5,553 S.F.	69	5,058 S.F.
32	5,502 S.F.	70	5,197 S.F.
33	9,646 S.F.	71	5,000 S.F.
34	11,767 S.F.	72	5,000 S.F.
35	6,350 S.F.	73	5,000 S.F.
36	5,667 S.F.	74	5,000 S.F.
37	5,630 S.F.	75	5,000 S.F.
38	5,689 S.F.	76	5,000 S.F.



VICINITY MAP
SW 1/4 SECTION 11, T1S., R.5E.

BENCH MARK - T.O.G. DATUM

BRASS CAP IN HANDHOLE AT THE INTERSECTION
OF McQUEEN ROAD AND ELLIOT ROAD.
ELEVATION 1218.11



TYPICAL INTERIOR STREET

*NOTE: THERE WILL BE NO SIDEWALK AGAINST THE
TIERRA OFFICE PARK PROJECT

- 1 INSTALL 4" ROLL CURB & GUTTER M.A.G. DET. 220-C
- 2 INSTALL CONCRETE SIDEWALK M.A.G. DET. 230

BASIS OF BEARINGS

WEST LINE OF THE SW 1/4, OF SECTION 11, T.1S., R.5E.
BEARING N00°06'00"E RECORDED IN BOOK 517 OF MAPS
PAGE 48, M.C.R.

UTILITIES

WATER AND SEWER BY TOWN OF GILBERT
ELECTRIC SERVICE BY SALT RIVER PROJECT.
GAS SERVICE BY SOUTHWEST GAS CORPORATION.
TELEPHONE SERVICE BY CENTURYLINK
REFUSE COLLECTION BY TOWN OF GILBERT
FIRE PROTECTION BY TOWN OF GILBERT
CABLE SERVICE BY COX COMMUNICATIONS

SITE SUMMARY

EXISTING ZONING: SF-D P.A.D.
GROSS ACRES: 18.5766 ACRES OR 809,198 S.F.
NET ACRES: 17.24 ACRES OR 750,974 S.F.
TOTAL NUMBER OF LOTS: 76
TOTAL AREA OF LOTS: 434,309 S.F.
TOTAL LOT COVERAGE: 53.67%
TOTAL OPEN SPACE: 16.90% OR 136,852 S.F.

NOTES

THE PROPERTY LIES WITHIN FLOOD ZONE X-SHADED ACCORDING
TO F.I.R.M. NO 04013C2730L AS PUBLISHED BY FEMA ON
OCTOBER 16, 2013. THIS PROJECT IS NOT IN A
FEMA 100 YEAR FLOOD ZONE



SUBMITTED BY : _____
REGISTERED CIVIL ENGINEER

9-19-14
DATE

ENGINEER

CLOUSE ENGINEERING INC.
1642 E. ORANGEWOOD AVENUE
PHOENIX, ARIZONA 85020
PHONE: (602) 395-9300
FAX: (602) 395-9310

DEVELOPER

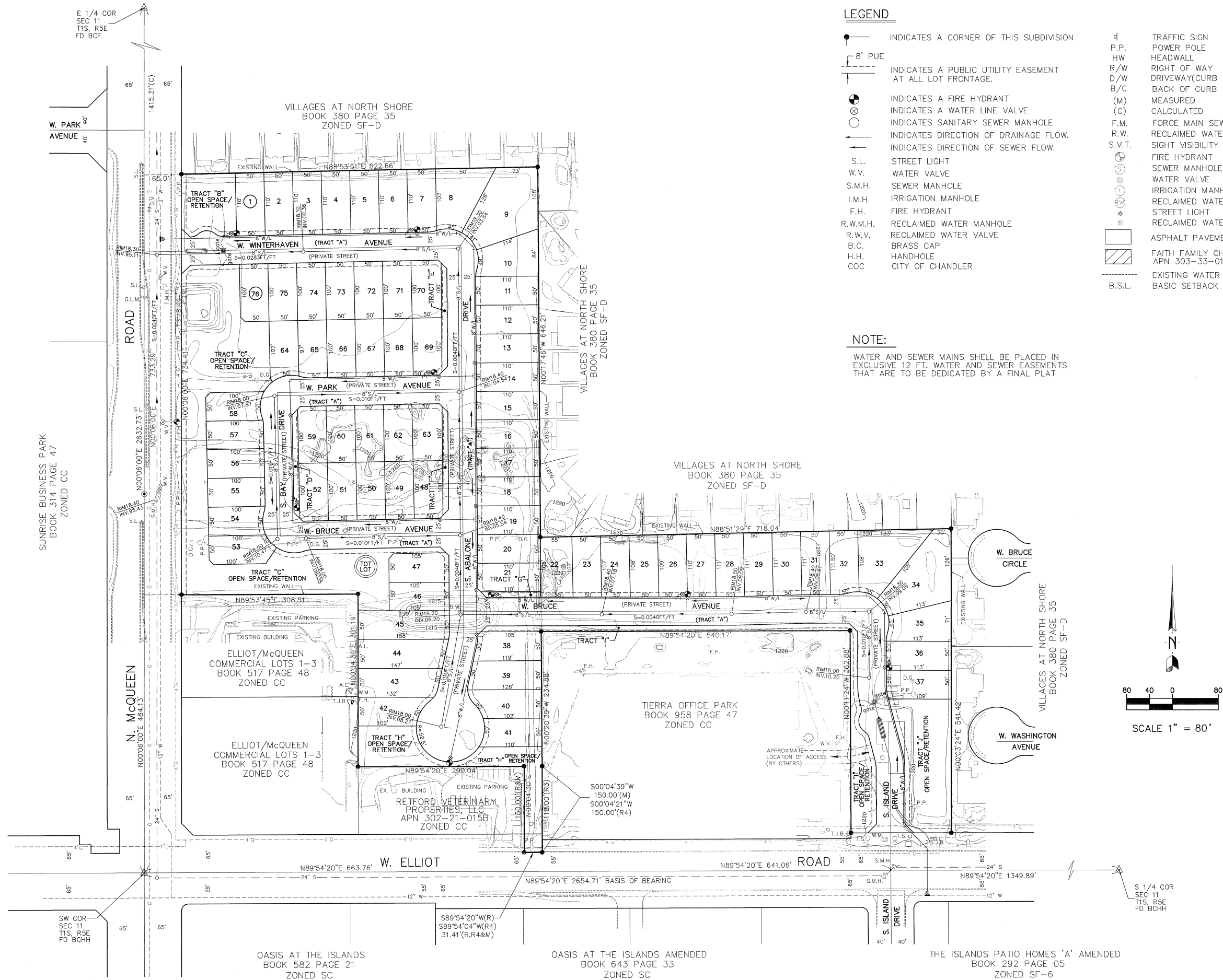
FALCON POINTE GROUP, LLC
2733 N. POWER ROAD #102-613
MESA, ARIZONA 85215
CONTACT: WENDELL BECK
PHONE: (480) 807-0527
FAX: (480) 807-0529

Revised
09-16-14

Date
06-24-14

As-Built

Job No.
130411



Clouse Engineering, Inc.

ENGINEERS & SURVEYORS

1642 E. Orangewood Ave. Phoenix, Arizona 85020

Tel 602-952-9300 Fax 602-952-9310

ARIZONA

GILBERT

PRELIMINARY PLAT

ENCLAVE AT NORTH SHORE

Revised

09-16-14

Date

06-24-14

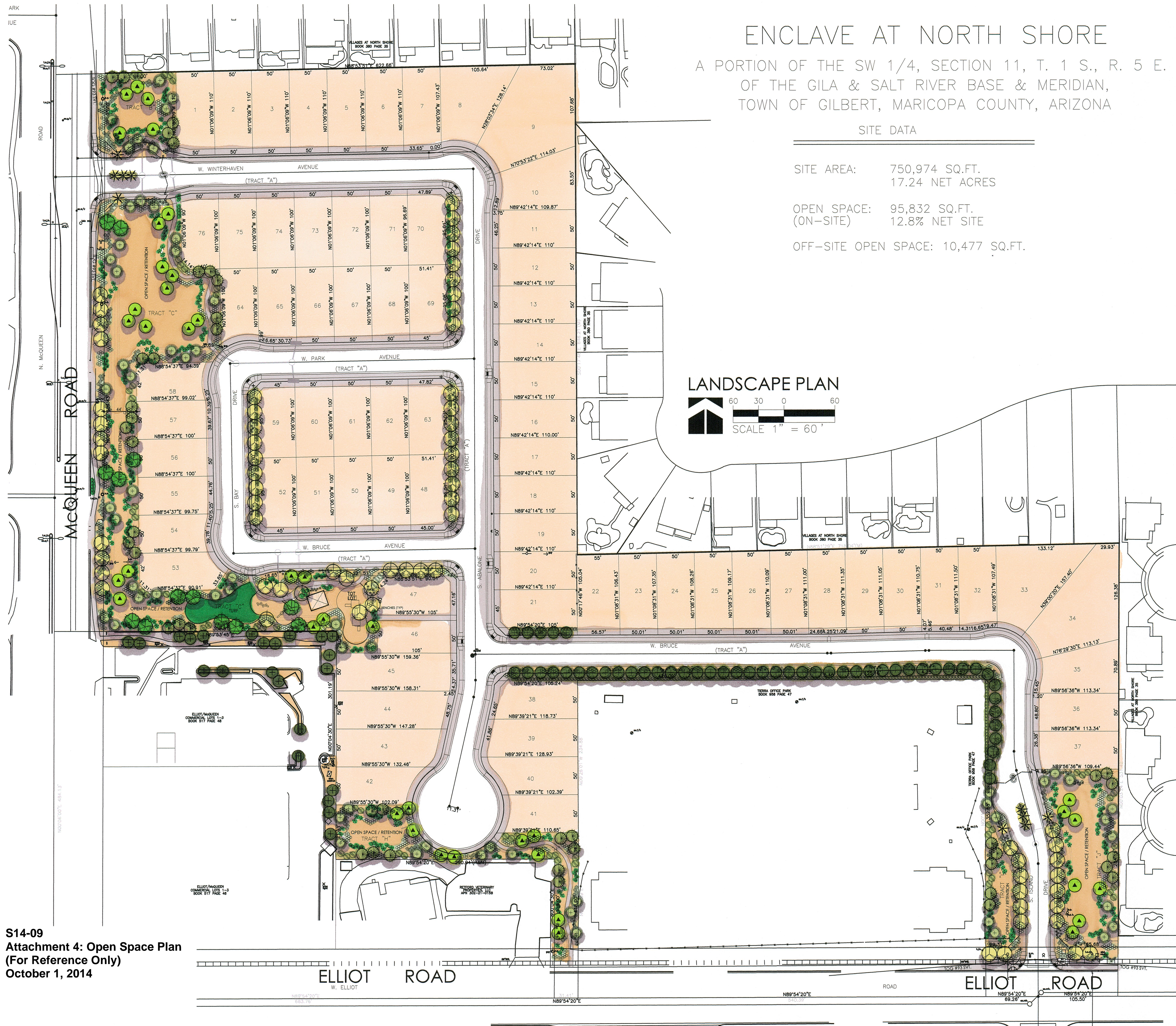
As-Built

Job No.

130411

2

OF 2



ENCLAVE AT NORTH SHORE

A PORTION OF THE SW 1/4, SECTION 11, T. 1 S., R. 5 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN,
TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA

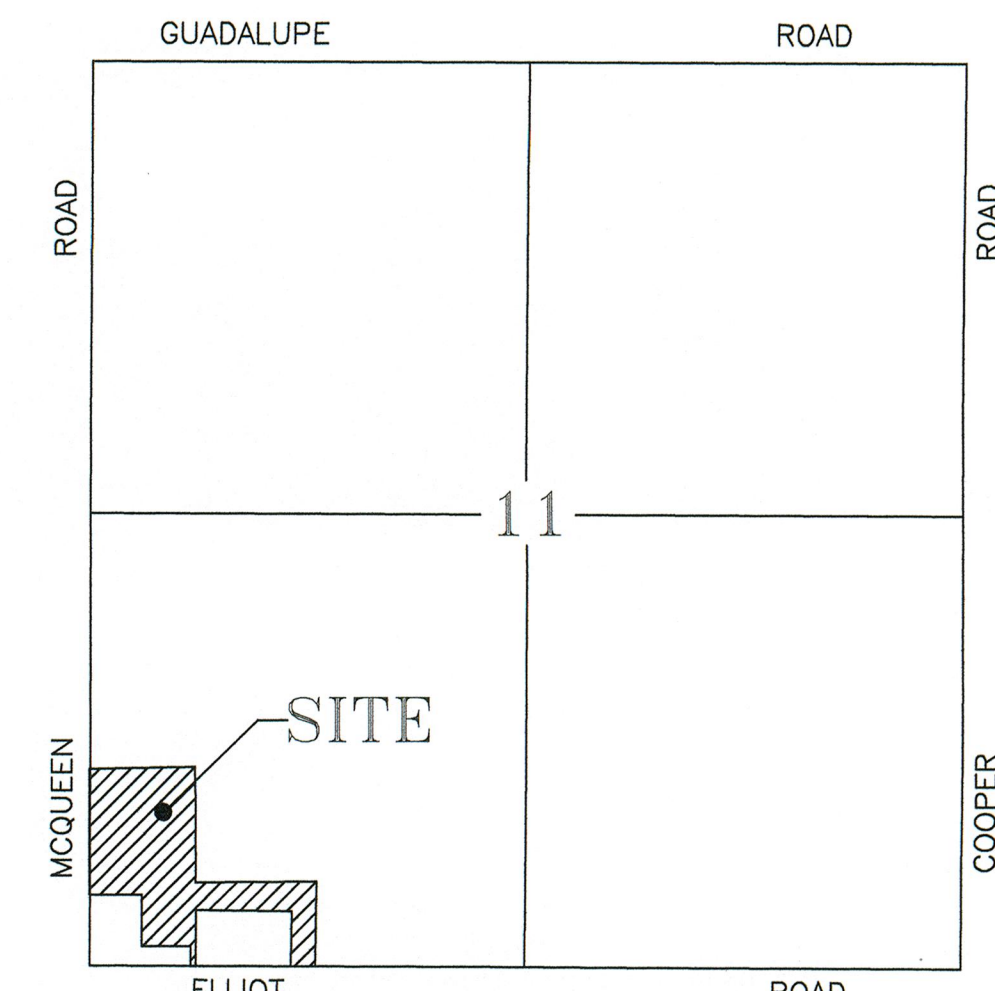
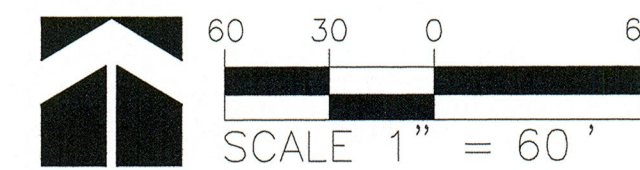
SITE DATA

SITE AREA: 750,974 SQ.FT.
17.24 NET ACRES

OPEN SPACE: 95,832 SQ.FT.
(ON-SITE) 12.8% NET SITE

OFF-SITE OPEN SPACE: 10,477 SQ.FT.

LANDSCAPE PLAN



VICINITY MAP

- N.T.S.
- ### LANDSCAPE LEGEND
- TREES:
- PHOENIX DACTYLIFERA
DATE PALM (25' TALL)
MATCHING, DIAMOND CUT, STRAIGHT
 - CERCIDILUM 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE
24" BOX
 - QUERCUS VIRGINIANA
LIVE OAK
24" BOX
 - ULMUS PARVIFOLIA (DIST. 2 THEME TREE)
EVERGREEN ELM
24" BOX
 - DALBERGIA SISSO
SISSO TREE
24" BOX
 - ACACIA SALICINA
WILLOW ACACIA
24" BOX
 - PINUS ELDARICA
MONDEL PINE
24" BOX
- SHRUBS: 5 GALLON
- LEUCOPHYLLUM FRUTESCENS
GREEN CLOUD SAGE
 - RUPELLIA PENINSULARIS
BAJA RUELLIA
 - HESPERALOE PARVIFLORA
RED YUCCA
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
- GROUND COVER: 1 GALLON
- LANTANA MONTEVIDENSIS
GOLD MOUND LANTANA
 - ALOE 'BLUE ELF'
BLUE ELF ALOE
 - CONVOVULUS CNEORUM
BUSH MORNING GLORY
 - ROSEMARINUS SP.
TRAILING ROSEMARY
 - 1/2" MINUS APACHE BROWN
DECOMPOSED GRANITE

S14-09
Attachment 4: Open Space Plan
(For Reference Only)
October 1, 2014

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 266-0320 F. (602) 266-6619

EMAIL: timmcqueen@tjmila.net



SITE PLAN ENCLAVE AT NORTH SHORE NEC McQUEEN & ELLIOT ROADS

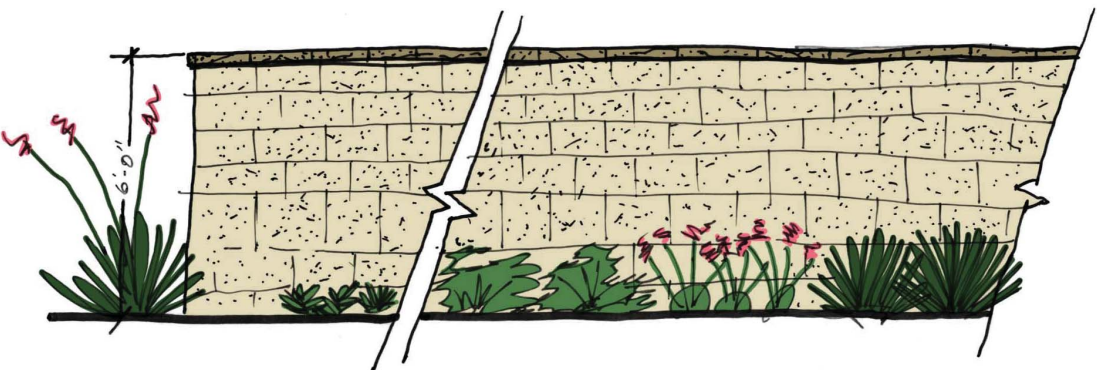
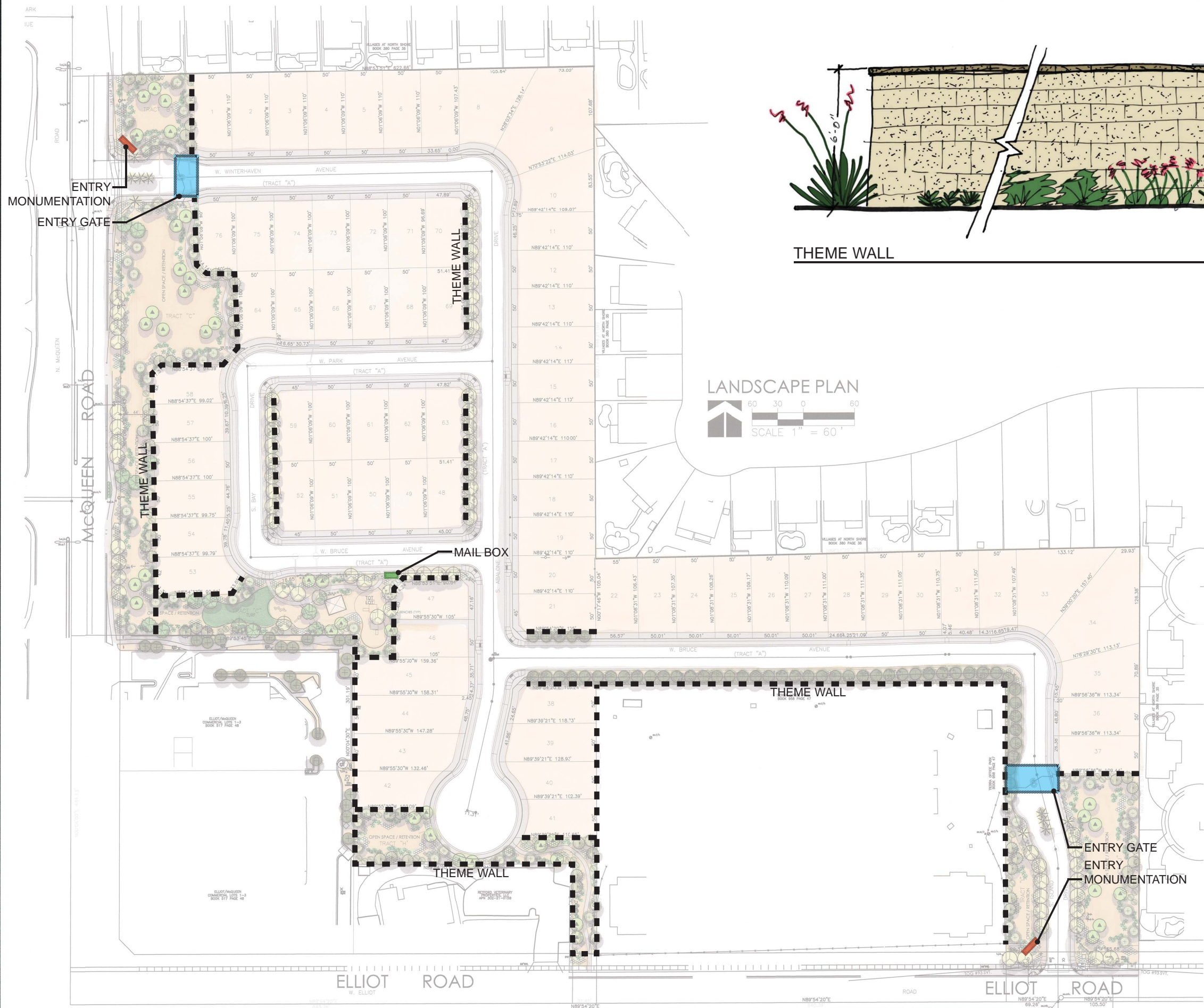
Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
1642 E. Orangewood Ave. Phoenix, Arizona 85020
Tel 602-395-9300 Fax 602-395-9310



Revised
04-29-14
04-30-14

Date
04-28-14
As-Built
Job No.
130411

La.01 OF 1



THEME WALL



LEGEND:

- THEME WALL
- ENTRY GATE
- ENTRY MONUMENTATION
- MAIL BOX

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 265-5519
EMAIL: timmcqueen@tjma.net



Clouse Engineering, Inc.
ENGINEERS - SURVEYORS
1642 E. Orangewood Ave.
Phoenix, Arizona 85020
Tel 602-995-9300 Fax 602-995-9310

SITE PLAN
ENCLAVE AT NORTH SHORE
NEC McQUEEN & ELLIOT ROADS



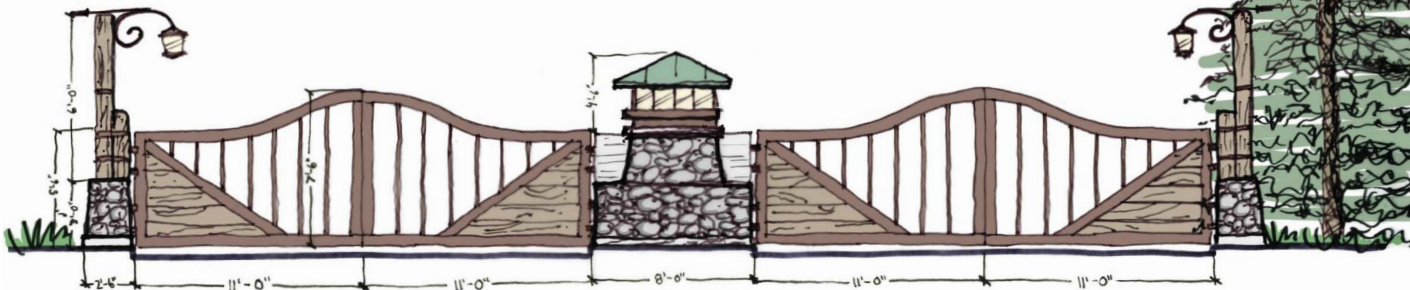
Revised
04-29-14
04-30-14

Date
09.17.14
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130411



ENTRY MONUMENTATION

SCALE: 1/2" = 1'



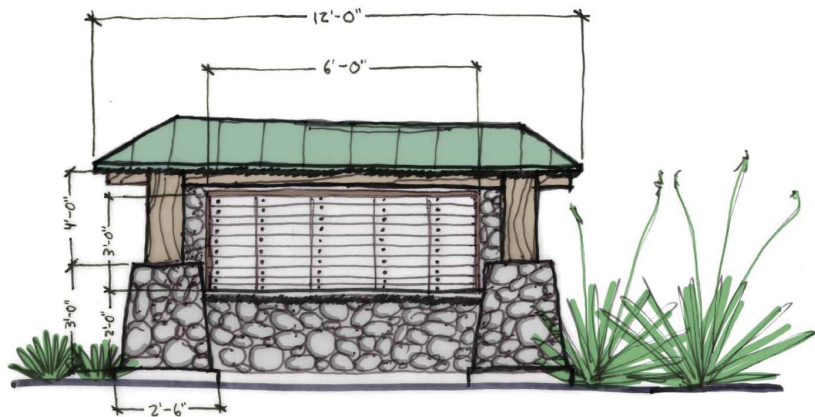
ENTRY GATE

SCALE: 1/4" = 1'



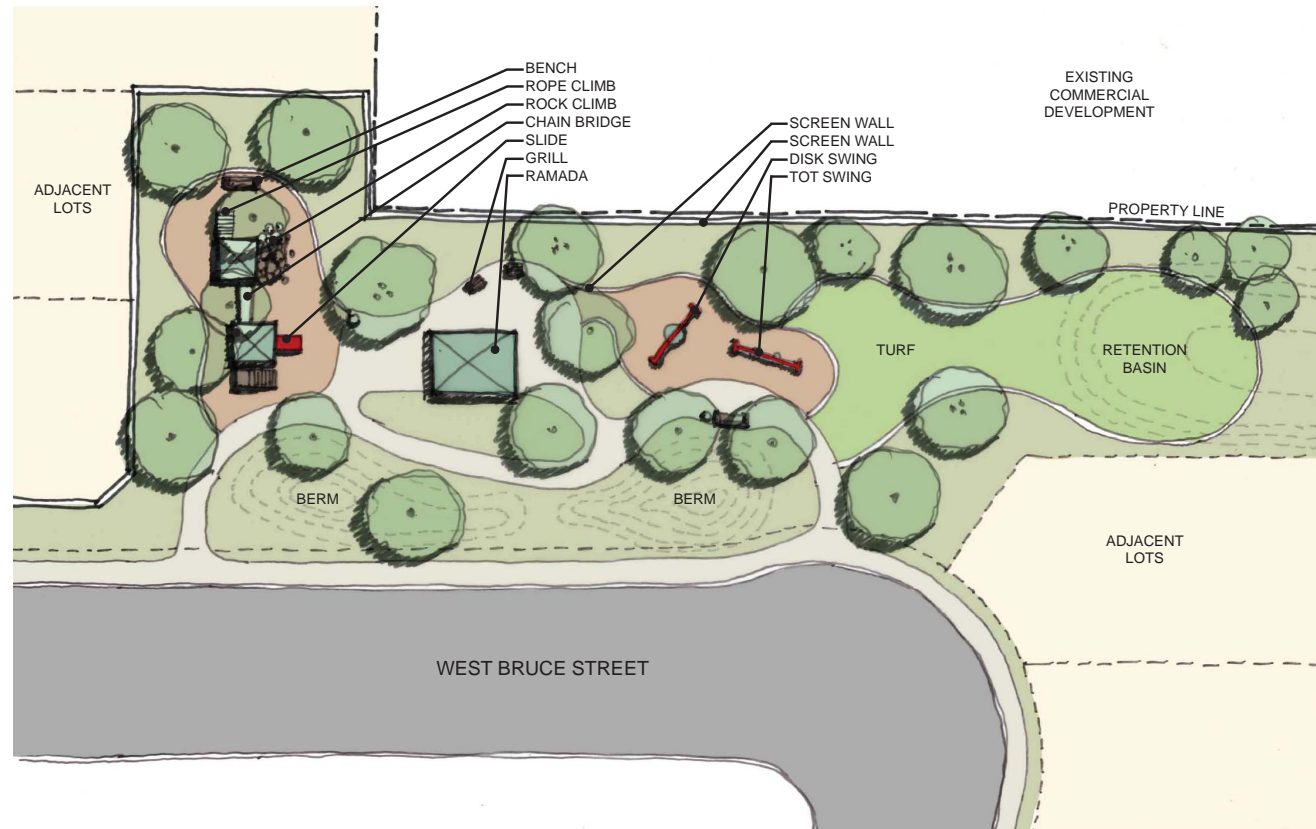
RAMADA

SCALE: 1/4" = 1'



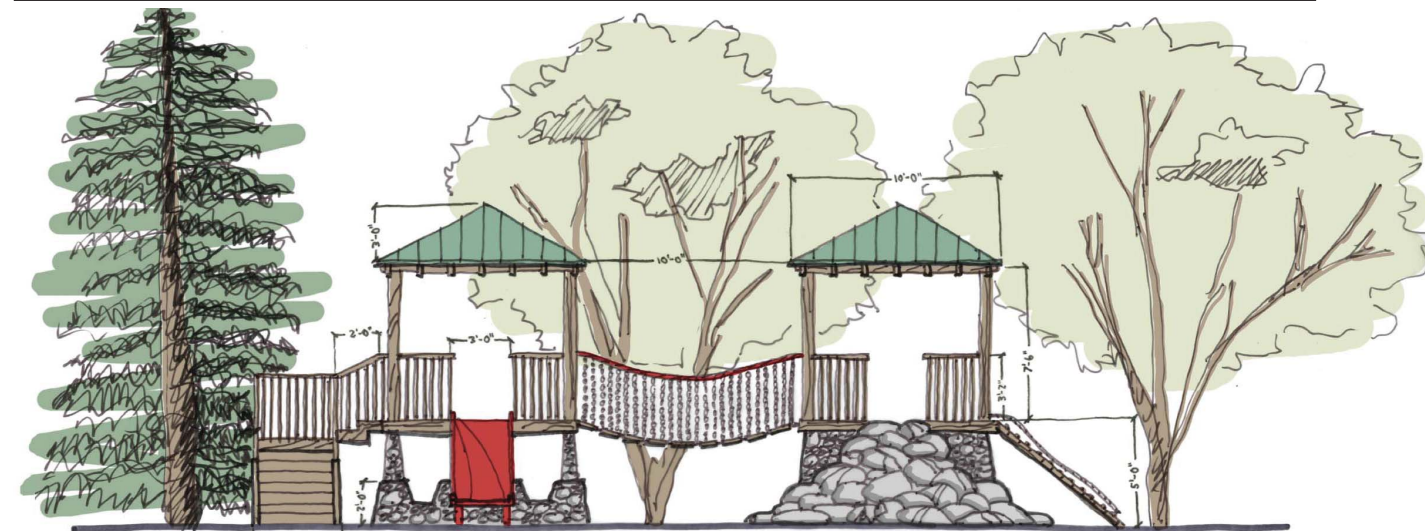
MAIL BOX

SCALE: 1/2" = 1'



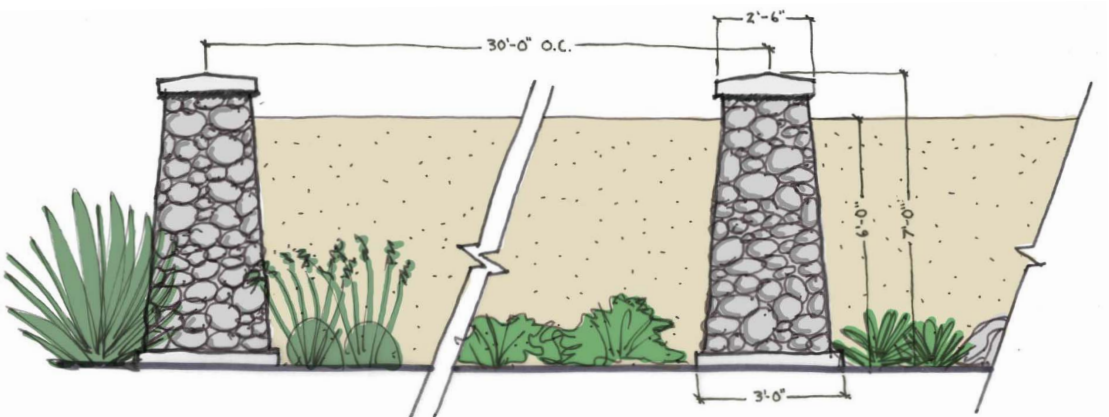
PLAYGROUND / PARK PLAN

SCALE: 1" = 20'



PLAYGROUND ELEVATION

SCALE: 1/4" = 1'



SCREEN WALL

SCALE: 1/2" = 1'

MATERIALS:



RUSTIC WOOD



STUCCO



COBBLESTONE



METAL ROOF

SITE FURNISHINGS:



TRASH RECEPTACLE



BENCH

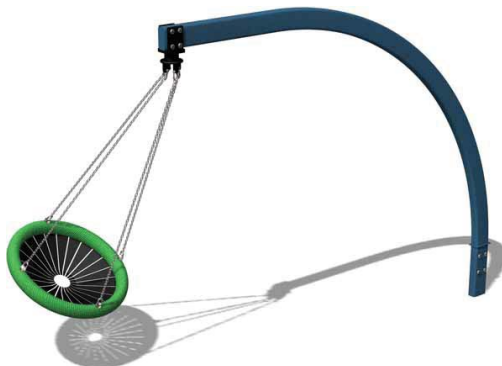


CHARCOAL GRILL

PLAYGROUND FEATURES:



SLIDE



DISK SWING



TOT SWING